

Grant of Planning Permission

Town and Country Planning (Scotland) Act 1997

Local Review Body: Review of Planning Application

Reg. No. 12/00153/DPP

Dr W McKenzie
Lyndean
St. Leonards
Lasswade
EH18 1LR

Midlothian Council, as Planning Authority, having considered the review of the application by Dr W McKenzie, Lyndean, St. Leonards Lasswade, EH18 1LR, which was registered on 30 March 2012 in pursuance of their powers under the above Acts, hereby **grant** permission to carry out the following proposed development:

Installation of replacement windows at Lyndean, St Leonards, Lasswade, EH18 1LR

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Illustration/Photograph		13.03.2012
Location Plan	(1:1250)	13.03.2012
Site Plan	(1:1250)	13.03.2012
Location Plan	(1:500)	13.03.2012
Proposed elevations	1701/12 (1:100)	13.03.2012
Illustration/Photograph		11.04.2012

Subject to the following conditions:

1. The development hereby permitted shall be begun within three years from the date of this permission. Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing.

Reason: *To accord with Section 58 and 27A of the Town and Country Planning (Scotland) Act 1997 (as amended by Planning etc (Scotland) Act 2006).*

The Local Review Body (LRB) considered the review of the planning application at its meeting of 31 July 2012. The LRB carried out an unaccompanied site visit on the 30 July 2012.

In reaching its decision the LRB gave consideration to the following development plan policies and material considerations:

Development Plan Policies:

1. RP20 Midlothian Local Plan – Development in the built-up area
2. RP22 Midlothian Local Plan – Conservation Areas
3. DP5 Midlothian Local Plan – Conservation Areas: Development Management

Material Considerations:

1. The individual circumstances of the sites location.
2. The planning history of the site.

In determining the review the LRB concluded:

The proposed replacement windows are compatible to the host building by means of there form and design and will not have a detrimental impact on the street scene or the Broomieknowe Conservation Area.

Dated 31/07/2012

Councillor J Bryant
Chair of the Local Review Body
Midlothian Council

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A (8)

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the town and Country Planning (Scotland) Act 1997.
Advisory note:

If you have any questions or enquiries regarding the Local Review Body procedures or this decision notice please do not hesitate to contact Peter Arnsdorf, Development Management Manager tel: 0131 2713310 or via peter.arnsdorf@midlothian.gov.uk